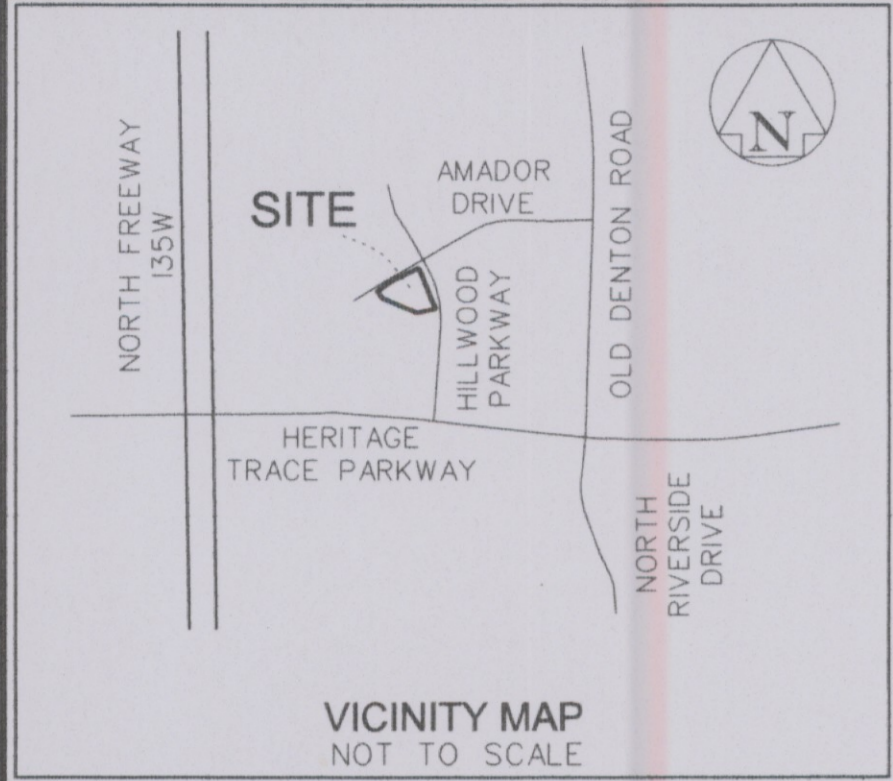


11/03/34 AM
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1/6/2015

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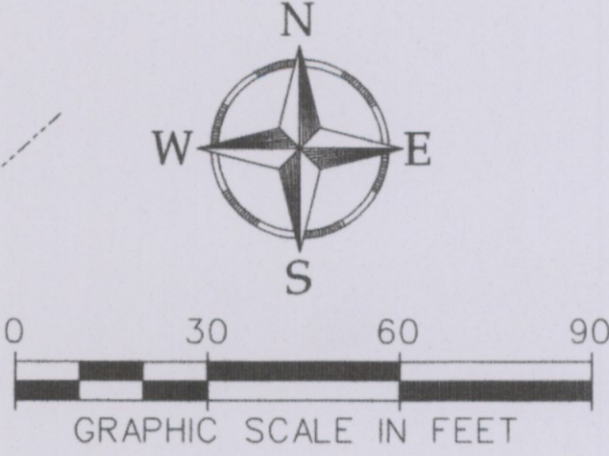
G:\JOB\HWATCN.022_Trail_Head\Sur\HWATCN.022_PALIDON



FAA DFW Associates, LLC
Inst. # D213098968
C.R.T.C.T.

Parkway North
No. 1, LP
Inst. # D213215804
C.R.T.C.T.

AMADOR DRIVE
(a variable width right-of-way, 62' - 80')
City of Fort Worth Ins. # D213218133
C.R.T.C.T.



LEGEND
IRS = IRON ROD SET
IRF = IRON ROD FOUND

LAND USE	
COMMERCIAL	1.173 ACRES
TOTAL	1.173 ACRES

WM. MCCOWEN SURVEY
ABSTRACT NO. 999

Tract 4
AIL Investment, L.P.
Vol. 14315, Pg. 56
C.R.T.C.T.

Tract 4
AIL Investment, L.P.
Vol. 14315, Pg. 56
C.R.T.C.T.

LEGAL DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND (TRACT 4) DESCRIBED BY DEED TO AIL INVESTMENT, L.P., AS RECORDED IN VOLUME 14315, PAGE 56, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE MOST EASTERLY SOUTHEAST CORNER OF AMADOR DRIVE (A 62 FOOT RIGHT-OF-WAY) AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D214230337, SAID COUNTY RECORDS, BEING IN THE WEST RIGHT-OF-WAY LINE OF HILLWOOD PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN INSTRUMENT NUMBER D213250123, SAID COUNTY RECORDS;

THENCE S 39°18'07"E, 222.87 FEET WITH SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID COMMON LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 30.54 FEET, THROUGH A CENTRAL ANGLE OF 06°02'03", HAVING A RADIUS OF 290.00 FEET, THE LONG CHORD WHICH BEARS S 36°17'05"E, 30.53 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 61°44'40"W, 112.76 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 83°21'40"W, 225.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 55°00'11"W, 48.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED AMADOR DRIVE;

THENCE N 36°39'20"E, 5.59 FEET WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID SOUTH LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 168.03 FEET, THROUGH A CENTRAL ANGLE OF 10°53'26", HAVING A RADIUS OF 884.00 FEET, THE LONG CHORD WHICH BEARS N 42°06'03"E, 167.77 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 47°32'46"E, 101.35 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 85°52'40"E, 13.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 51,111 SQUARE FEET OR 1.173 ACRES OF LAND MORE OR LESS.

To Be Known As: Lot 1, Block 4, Alliance Town Center North
An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, except those easements and rights-of-way created by separate instrument as shown hereon.

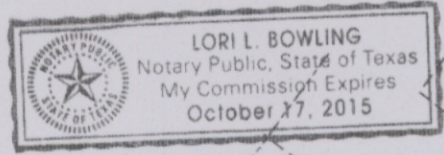
Execute this the 17 day of January, A.D. 2015
AIL INVESTMENT, L.P.,
a Texas Limited Partnership

By: AIL GP, LLC
a Texas Limited Liability Company,
its general partner

By: L. Russell Laughlin
Senior Vice President

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on January 7, 2015, by L. Russell Laughlin, Senior Vice President of AIL GP, LLC, a Texas Limited Liability Company, in its capacity as general partner of AIL Investment, L.P., a Texas Limited Liability Partnership, on behalf of said Limited Partnership.



My Commission Expires: 10-17-15

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: January 23, 2015

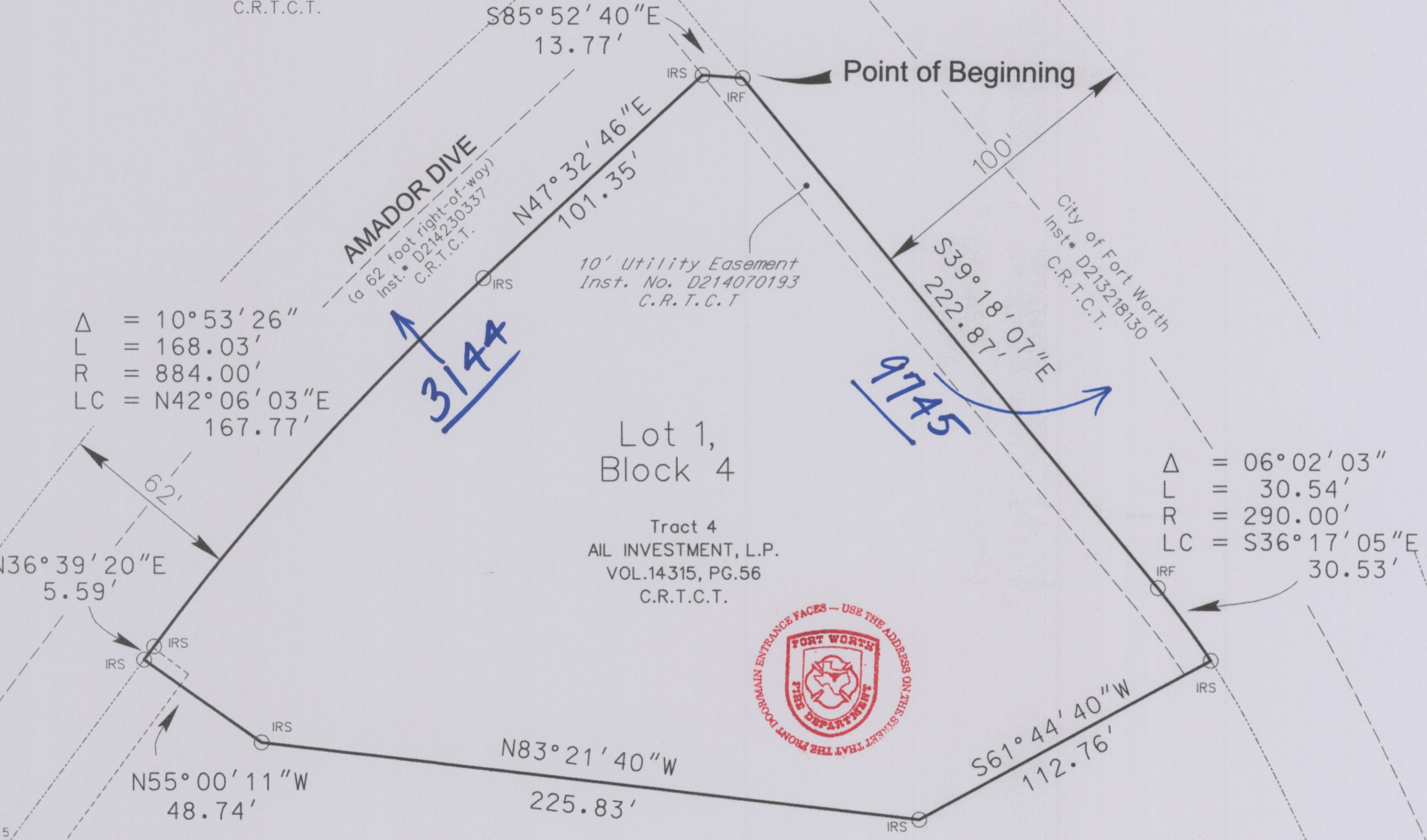
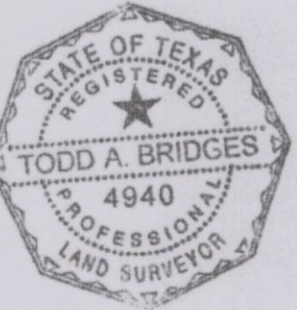
By: Stephen R. Reed Chairman
By: Mary Gelliot Secretary

PP 012-022
FP 14-069

OWNER
AIL INVESTMENT, L.P.
12377 Merit Drive
Suite 1700
Dallas, Texas 75251

SURVEYOR
PELTON LAND SOLUTIONS, INC.
5751 Kroger Drive, Suite 185
Keller, Texas 76244
(817) 562.3350

CERTIFICATION
I, TODD BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JANUARY, 2015 AND THAT ALL CORNERS ARE AS SHOWN.
THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.
TODD BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940
DATED: 1-6-15



NOTES
WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 11 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND/OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOODPLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

FLOODPLAIN / DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0070K, DATED SEPTEMBER 25, 2009.

PARKWAY PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE MAINTENANCE
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.



FP14-069

1-15-15

A FINAL PLAT OF
LOT 1, BLOCK 4
ALLIANCE TOWN CENTER NORTH

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE
WM. MCCOWEN SURVEY, ABSTRACT NUMBER 999,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D215015200 DATE 1/23/15

DATE OF PREPARATION: AUGUST 2014

Revisions:				
HWATCN.022	W.Bridges	T.Bridges	8.18.2014	
Job #:	Drawn By:	Checked By:	Date:	

A FINAL PLAT OF
LOT 1, BLOCK 4
ALLIANCE TOWN CENTER NORTH
AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE WM. MCCOWEN SURVEY,
ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

PELTON
LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | (817) 562-3350

SHEET

OF SHEETS

ACF #60271